SMYTHEMAN ARCHITECTURAL

CIAT Registered Practice

3147 Design & Access Statement

Proposed Stable Building for 6 Horses ancillary to:
1 Cresswell Old Road, Staffordshire, ST11 9RF

Full Planning Consent

1.0 Introduction

2.0 Location & Site

3.0 Site Description

4.0 Proposal

5.0 Design

Use
Amount
Layout
Scale & Massing
Appearance and Materials
Landscaping
Traffic Generation, Access and Car Parking

6.0 Relevant planning policies

7.0 Conclusion

1.0 Introduction

This Design & Access Statement has been prepared by Smytheman Architectural in support of an application for 'Full Planning Permission' submitted to Staffordshire Moorlands District Council.

This is commissioned on behalf of Mr & Mrs Finlayson, who live in the main family home at 'Cresswell Old Road'; the application site.

The existing home benefits from a floodlit ménage, ancillary to the house. This is circa 1000m^2 allocated for the exercising of the horses which the applicants keep for leisure purposes. This was approved in application SMD/2017/0357.

The applicant also owns approximately 11 acres of grazing land for their horses which has been divided into approximately 5 separate paddocks. Currently the applicant has some temporary stable structures located around these paddocks which can be moved at any time on 'skids' these do not require planning permission. These existing forms of stable accommodation have become inadequate for the number of horses owned by the applicant. As result, consent is now sought for a permanently sited 'purpose built' stable building.

This document intends to demonstrate that the applicant has carefully considered the site, the building and the wider context when formulating the proposals. The use of alternative buildings has been considered prior to the formulation of these proposals; however, this evaluation has led to the need for a permanent 'fit-for-purpose' new structure to now be considered necessary.

This document should be read in conjunction with the following drawings:

Submitted drawings by 'Smytheman Architectural'

- LF05-SA-XX-XX-DR-A-0101_Location_Plan_&_Proposed_Block_Plan
- LF05-SA-XX-XX-DR-A-0401_Proposed_Plans_&_Elevations

2.0 Location & Site

National Grid Reference: **SJ 98452 39426**
Easting: **398452**
Northing: **339426**

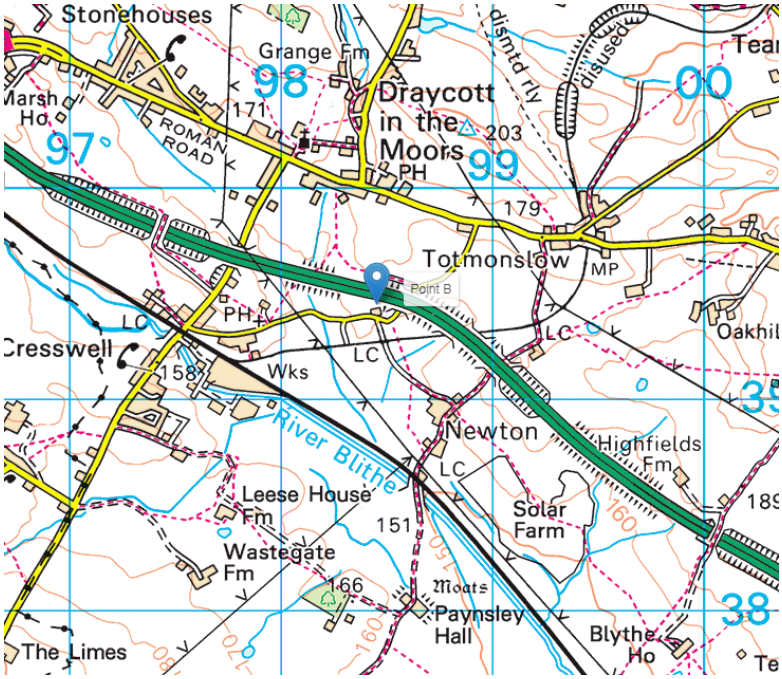

Figure 1: OS series map, site denoted by Blue Marker



Figure 2: Aerial view of the application site. The 'Ménage' can be seen to the East of the house and ancillary structures. The proposed Stable block will be to the West of the structures accessed immediately off the grazing fields. This ensures the safety of the horses, not needing to any cross any roads, driveways or hard-standing.

3.0 Site Description

The site is located to the North side of Cresswell Old Road, a minor rural road that runs from Draycott (north east) to Cresswell (south west). The majority of the land at 1 Cresswell Old Road has 'full greenbelt' status, although interestingly the ménage and land to the South side of the road does not have this status.

To the Northern backdrop less than 85m from the application site there is the A50 dual carriageway. As result, it is the opinion of the author that policy referring to the 'openess' of the greenbelt from the application site is somewhat contradicted. Nevertheless, all policy principles shall be respected. To the West; across the fields, there is open greenbelt and as result, it is thought to be more sensitive to locate a new building within the 'ribbon of development' that exists. As mentioned, the home benefits from a floodlit ménage circa 1000m^2, ancillary to the house. This allows for the exercising of the horses and equestrian leisure activities. Approved under application ref: SMD/2017/0357.

The total land including the domestic curtilage owned by the applicant totals approximately 11.7 acres. More than 11 acres of this is used for the grazing of horses and theoretically this would be ample for up to 9 horses in accordance with British Horse Society (BHS) guidance. However, within the application consent is only sought for six stables.

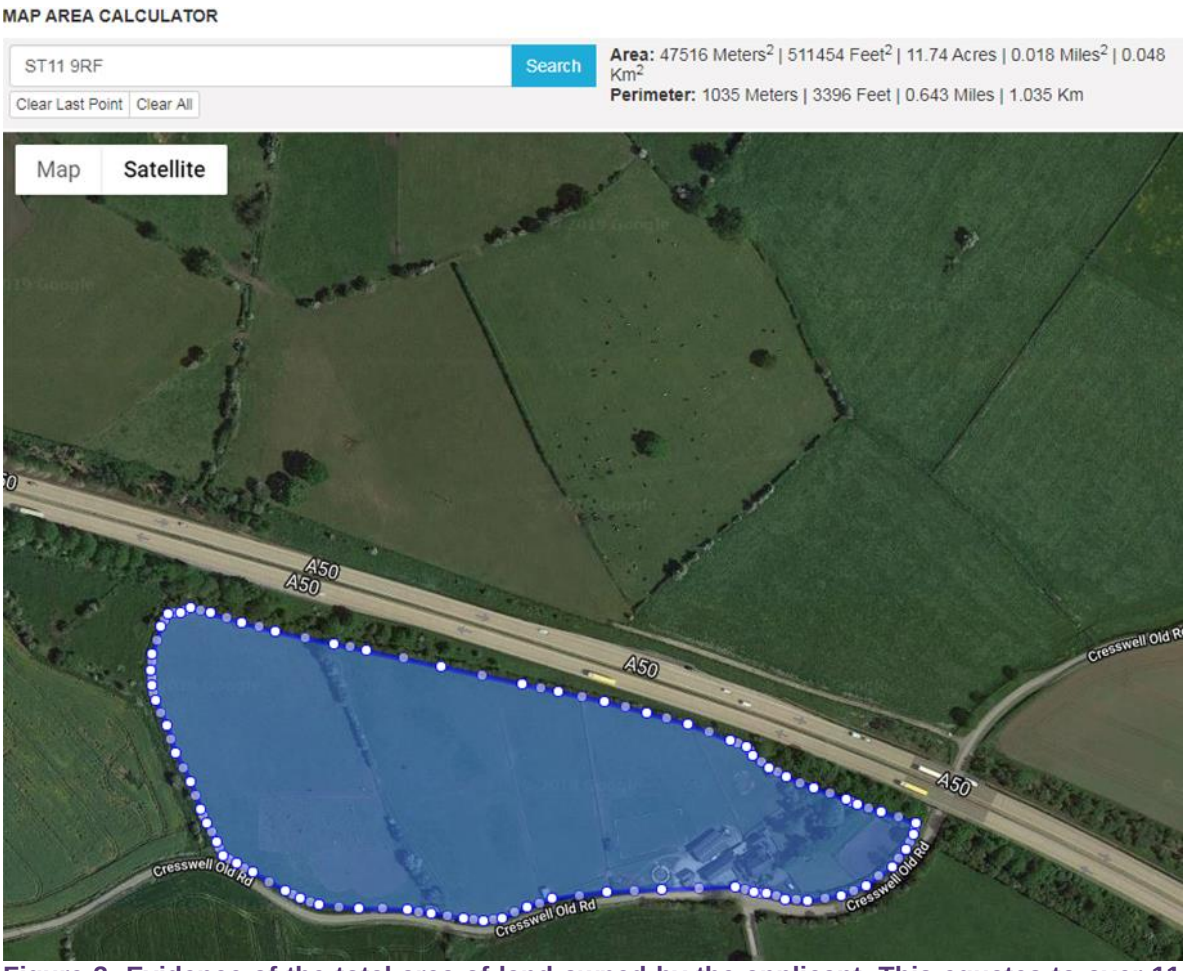

Figure 3: Evidence of the total area of land owned by the applicant. This equates to over 11 acres of grazing land for the horses.

This land has been divided into approximately 5 separate paddocks along the historically formed fence / hedge lines, it should be noted that there has been no alteration to these.

Currently the applicant has some temporary stable structures located around these paddocks which can be moved at any time on 'skids' these do not require planning permission. Additionally, some stables have been created in the 'steel framed storage building'. This building is behind the 'main house' and the 'barn type building', previously used as a kennel for dogs. This 'barn type building' has since been granted permission to be converted to a separate dwelling under application ref SMD/2019/0369. (See site plan extract on following page for the location of these three building types.)

When mentioning these structures, it should be noted that neither building is appropriate for stable accommodation. The 'steel framed storage building' has an insufficient number of stables for the applicant's horses. Additionally, the purpose of this building was the store vehicles associated with maintaining the 11 acres of land owned, and the trailers / carts used for equestrian leisure purposes.

The 'barn type building' which has recently been granted planning consent for conversion to a separate dwelling is not suitable due to the inadequate sizes of each bay, typically 12m^2 or less. The requirement set by the BHS is 18m^2.

Additionally, the door widths of this building are circa 900mm width by 2100mm height, the requirement for stables is circa 1235mm by 2240mm or greater, there is also a step up into this building which a horse could injure itself on. Finally, if this building had been converted for these purposes the amount of stable accommodation would have been inadequate and the horses would have had to be brought across an area of hardstanding and a vehicle access point. This is not preferable.

The application site is outside any 'Floodzone' 2 or 3 areas, it does not contain any listed buildings or locally important buildings, it is not within a conservation area there are no tree preservation orders within the site.

Area Summary of Application Site & Surroundings:
(Gross external footprint or land areas in m^2)

Main Dwelling	-	170 m²
Ménage	-	1,000 m²
Steel framed storage building	-	200 m²
Grazing Land owned	-	44,515 m²
Barn type building (now a separate dwelling)	-	80 m²
Application Site	-	1,350 m²
Proposed Stable Block	**-**	**180 m²**

4.0 Proposal

The applicant has 6 horses grazing on their land. The intention is to create a new timber framed 'purpose built' stable block on a permanent base. This will replace the 'temporary stables' which are located around the paddocks on 'skids'.

According to BHS guidance a Stable proportionate to the area of grazing land would equate to a 9 horse design. However, in this instance the applicant is applying for a more modest 6 horse block.

The building shall be a timber framed 'L-shaped' stable block, with horizontal timber cladding. The roof shall be weathered in traditional blue grey clay tiles. Some rooflights shall be inserted. The roof has a shallow 30 degree pitch.

The position of this building, immediately off the fields will ensure the safety of the horses, this is also most practical from a building user perspective. A drive through entrance shall be formed in the building meaning a small van or pickup truck could pass through onto the fields should it be required for unloading of feeds or for veterinary purposes.

The building is also located immediately alongside the existing 'Horse Walker' again, this is for leisure purposes and is used to 'train' the horses.



Figure 4: Proposed Stable Visual by Smytheman Architectural.

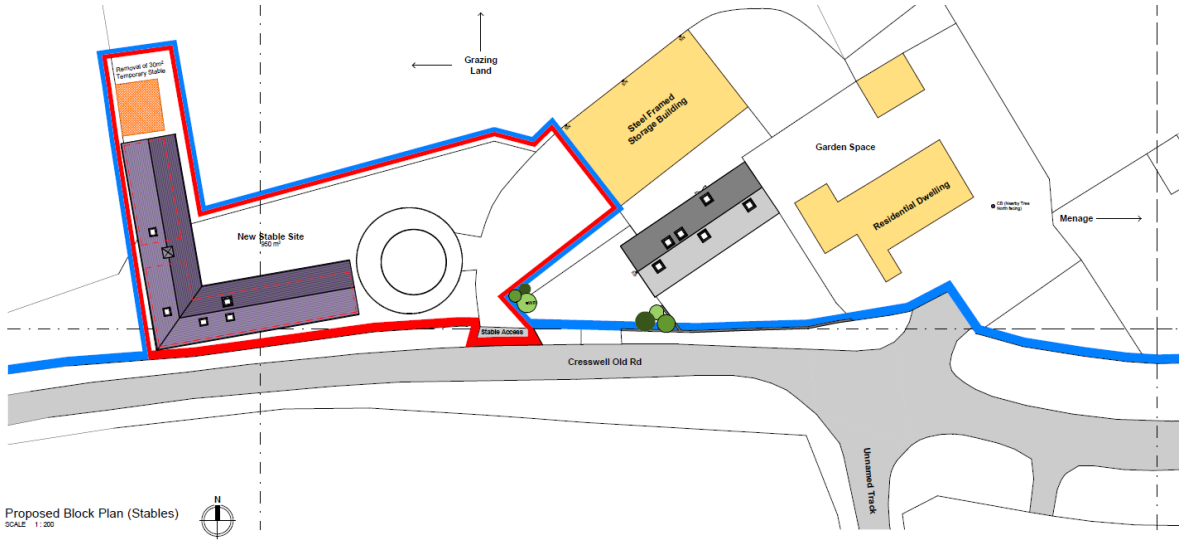

Figure 5: Proposed Block Plan by Smytheman Architectural.

5.0 Design

Use

Equestrian leisure purposes for the applicants; Mr & Mrs Finlayson. Mr Finlayson owns three 'Cart Horses' which are used to pull a 'horse drawn cart' whilst Mrs Finlayson owns 'Event horses' using for 'shows' and 'hacking'. The applicants also own a 'Fresian Horse' and a 'Shetland Pony' all of which require suitable stable accommodation.

The existing 'Steel storage building' is required to remain as this provides necessary storage for the applicants 'Carts' and the equipment needed to maintain the grazing land.

Amount

The proposed stable has a gross external footprint of 180m^2. The amount of floor area has been dictated by BHS guidance for minimum stable sizes, in summary the accommodation provided in the new development is as follows:

- 6 No.4.27 x 4.27m (14 x 14ft) Stables for a Large Horse
- 2 No. of 'Tack Rooms' (one for event horses, one for cart equipment)
- WC
- Feed Store
- Drive-through-opening

Layout

The proposed stable has an 'L-shaped' footprint creating a courtyard with 1.2m overhangs. The position of the stables is immediately off the grazing land with a 'Drive-through-opening' meaning that horses can be brought to the stables with no need to cross any hardstanding or vehicle route.

Scale & Massing

Due to the single storey construction with a shallow 30 degree pitch; the lowest that can be used with a plain clay tile. This will result in:

The ridge height is circa 3.85m from the Ground Floor finished floor level.
The underside of the eaves is circa 2.25m from the Ground Floor finished floor level.

This is much lower than the surrounding structures.

Appearance and Materials

The construction is to be 2 courses of brickwork to form a 150mm plinth above external ground level. Above this point the building shall be a timber framed single storey 'L-shaped' stable block, with horizontal timber cladding. The eaves height shall be circa 2.5m.

The stable roof shall be weathered in traditional clay tiles in a blue grey colour to compliment the surrounding buildings and local vernacular. Some rooflights shall be inserted. The roof has a shallow 30 degree pitch.

Landscaping

No new landscaping is proposed as such, however, there is the intention to form a groundcover to the 'courtyard' area created by the 'L-shaped' stable block, the ground cover here shall be a permeable low maintenance surface such as 'bark / wood chippings' or a similar approved material. It is suggested that the confirmation of this is conditioned.

Traffic Generation, Access and Car Parking

There is no traffic generation anticipated from the proposals. The stable block is intended for use ancillary to the house and ménage.

6.0 Relevant planning policies

The Planning and Compulsory Purchase Act 2004 (the 2004 Act) requires that planning applications be determined in accordance with the development plan unless material circumstances indicate otherwise.

Staffordshire Moorlands District Council are currently developing 'The Local Plan 2016-2031'.

Currently the Core Strategy 'Key Documents' set out the Council's town planning policies for guiding development and protecting the environment in Staffordshire Moorlands for the purposes of the 2004 Act. Additionally, Supplementary Planning Guidance (SPG) notes have been used during the design development stages of the proposals.

National planning policy guidance in the form of the National Planning Policy Framework (NPPF) underpin the general strategy for new development with which all development plans must be in broad conformity. The proposals have been assessed against these documents in the following sections:

Local Plan

The Staffordshire Moorlands Core Strategy defines the strategy at the heart of the new plan making. This strategy sets out the overarching spatial planning framework for the long-term regeneration. Relevant policies include:

Policy DC 1 Design Considerations
Policy DC 3 Landscape and Settlement Setting

Staffordshire Moorlands Core Strategy does not have specific policies on stables, but it does have policies on design and landscape. Core Strategy policy DC1 requires that development should be of a high quality; be designed to respect the site and its surroundings; and promote the maintenance of biodiversity.

Response to Policy: Smytheman Architectural have adhered to this policy proposing quality materials typical of stables around the moorlands, the roof would match the local buildings whilst the lightweight low timber framed construction would allow a fit for purpose building to be created which could only be used as a stable, i.e. this method of construction would not be fit for future conversion. As result, the proposals which adhere to rural leisure policies would be positive as it meets the needs of the applicant without creating future issues of over development in a rural setting.

Core Strategy policy DC3 requires that development which would harm the character of the local and wider landscape should be resisted. Policy states the local authority will resist "development which would lead to prominent intrusion into the countryside or have an adverse impact of significance to the character of the countryside or the setting of a settlement or important views into and out of the settlement".

Response to Policy: The application is considered to be 'full green belt', however, to the opposite side of Cresswell Old Road the land is not. Additionally, the backdrop of the site is the A50 which is less than 1 km away, as result the views through the site are not of wide range nor high in significance.

The stables are a necessary part of horse ownership and the applicant owns 11 acres of grazing land for which the proposal of a 6 horse stable block is fairly modest. To overcome any affect on the views within the greenbelt and to ensure that the application site does not 'sprawl' any further than necessary the proposed stable block has been located immediately off the fields but in close proximity to the house to ensure that development is kept in a fairly tight area or 'ribbon of development'; this is in accordance with policy.

Additionally with a height of less than 2.5m to the underside of the eaves and a shallow roof pitch very little of the building will be prominent from the public views which are only available when travelling down Cresswell Old Road, this is further heightened by the fact that the Native boundary hedgerows along this road are quite tall and remain permanent all year round.

The current Core Strategy does not refer to Stables, whereas the previous 'Local Plan adopted 1998' does, some extracts from the former document are provided. Policy N2 was supportive of 'outdoor recreation' facilities in the greenbelt provided it was 'of a scale appropriate' to the site.

2 NATURAL ENVIRONMENT

The Green Belt

N2 EXCEPT IN VERY SPECIAL CIRCUMSTANCES, THERE WILL BE A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT, INCLUDING THE CONSTRUCTION OF NEW BUILDINGS FOR PURPOSES OTHER THAN:-

A) AGRICULTURE AND FORESTRY;
B) ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION PROVIDED THAT THE ASSOCIATED BUILT DEVELOPMENT IS OF A SCALE APPROPRIATE TO THE GREEN BELT; CEMETERIES AND OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT;
C) THE CONVERSION OF RURAL BUILDINGS OF PERMANENT AND SUBSTANTIAL CONSTRUCTION TO SUITABLE ALTERNATIVE USES IN ACCORDANCE WITH POLICY B21;
D) LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS IN ACCORDANCE WITH POLICIES H11, H12 & H13;
E) LIMITED INFILLING IN VILLAGES LISTED IN POLICY N3;
F) LIMITED INFILLING OR REDEVELOPMENT OF THE MAJOR EXISTING DEVELOPED SITE LISTED IN POLICY N5 AND IN ACCORDANCE WITH POLICY N4;
G) LIMITED AFFORDABLE HOUSING IN ACCORDANCE WITH POLICY H15.

Figure 6: Policy N2 from the 'Local Plan adopted 1998'

Response to Policy: As previously mentioned, the proposal for a 6 horse stable is modest and as the grazing land is fit for another three horses with each physical stable approximately 18m^2 a proposal that was 54m^2 greater in footprint would still not be disproportionate.

The general principle of stables in the countryside is in accordance with saved Local Plan policy B22 and although, the Core Strategy does not specifically mention the erection of stables there are many examples of stables in both the Green Belt and open countryside.

Stables and Ancillary Buildings

B22 IN THE OPEN COUNTRYSIDE GENERALLY, PLANNING PERMISSION WILL BE GRANTED FOR THE CONSTRUCTION OF A STABLE OR LOOSE-BOX OR OTHER ANCILLARY BUILDING SUBJECT TO THE BUILDING NOT HAVING A DAMAGING EFFECT ON THE CHARACTER AND QUALITY OF THE LANDSCAPE AND SUBJECT TO THE PROVISIONS OF POLICY H13(C).

Figure 7: Policy B22 from the 'Local Plan adopted 1998'. The above policy is supportive, however, refers to policy H13 below.

Extensions to Existing Dwellings

H13 IN THE COUNTRYSIDE OUTSIDE TOWN AND VILLAGE DEVELOPMENT BOUNDARIES EXTENSIONS TO EXISTING DWELLINGS WILL BE ALLOWED WHERE THE FOLLOWING CONDITIONS ARE MET:-

(A) THE EXTENSION IS MODEST IN RELATION TO THE ORIGINAL DWELLING AND DOES NOT RESULT IN THE IDENTITY OF THE ORIGINAL DWELLING BEING LOST. IN ADDITION SMALL ANCILLARY OUTBUILDINGS WILL NORMALLY BE PERMITTED.

(B) LARGER EXTENSIONS MAY BE JUSTIFIED WHERE THE ORIGINAL DWELLING SIZE IS VERY SMALL AND THE EXTENSIONS ARE NECESSARY TO IMPROVE THE PROPERTY TO A SATISFACTORY STANDARD OF FACILITIES AND ACCOMMODATION. A SATISFACTORY STANDARD REFERS TO THE NEED TO PROVIDE THE DWELLING WITH BASIC AMENITIES RATHER THAN MEET THE SPECIFIC NEEDS OF A PARTICULAR OCCUPIER.

(C) BUILDINGS REQUIRED FOR ANCILLARY DOMESTIC PURPOSES SUCH AS STABLES, LOOSE BOXES AND GARAGES SHOULD BE DESIGNED SPECIFICALLY FOR SUCH PURPOSES AND BE MODEST IN SIZE AND APPEARANCE.

(D) WITHIN RECOGNISED GROUPS OF DWELLINGS IT MAY BE POSSIBLE TO RELAX THESE REQUIREMENTS IF THE RESULTING DWELLING WOULD BE IN KEEPING WITH THE CHARACTER OF THE ADJOINING PROPERTIES AND THE AREA GENERALLY.

(E) THE EXTENSION IS WELL DESIGNED HAVING REGARD TO THE SCALE, STYLE AND APPEARANCE OF THE ORIGINAL DWELLING AND USES APPROPRIATE MATERIALS.

Figure 8: Policy H13 adds the caveat that a Stable development should be 'modest' which the low scale timber framed proposals have adhered to. The proposed stable footprint has been kept to a minimum, whilst being fit for purpose.

National Planning Policy Framework (February 2019)

The National Planning Policy Framework (NPPF) key message is that the *"presumption in favour of sustainable development"* is considered to be *"the golden thread running through both plan-making and decision making"* which should be applied by local planning authorities when assessing and determining planning applications.

The NPPF outlines the value in policy which supports 'healthy and safe communities', the proposals are for rural leisure. Generally, the NPPF policy is aimed towards larger development so policy extracts do not tend to refer to ancillary leisure facilities, however, previous local plan supports this.

The relevant sections of the NPPF would be:

Section 12: Achieving well-designed spaces
Section 13: Protecting Green belt land

Section 12

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users[46]; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Figure 9: Policy 127 from the NPPF is quite useful in order to assess the proposals. Some parts of this are not entirely relevant, however B, C and F can be applied.

The proposals are visually acceptable by the material palette previously discussed; this is appropriate for its setting. The increased density on the site is quite modest when considering that 180m^2 of new accommodation can adequately serve 11 acres of grazing land and the single location prevents any greater 'sprawl' than necessary. Finally, the proposals support health and leisure improving the quality of life for the applicants and the animals. This is positive from an ethical perspective.

Section 13

Policy extracts from NPPF guidance on ‘Protecting Green belt land’:

133. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

134. Green Belt serves five purposes:

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Figure 10: The NPPF outlines the importance that greenbelt and protection policy has. This is obviously very important and only appropriate development should be permissible.

Policy 145 relates to proposals affecting greenbelt land. Ultimately facilities to provide outdoor recreation need to be in areas where the leisure occurs, hence stables need to be directly available alongside grazing land.

The policies main interest is in securing a design and proposal which does not prejudice the ‘openness’ of the greenbelt. As result it is the opinion of the author that the ‘principle for development’ of new stables which are modern, fit for purpose, of an appropriate size for the land they serve is acceptable. The key at this point is to ensure the building is located in the most appropriate position so as to not ‘affect the openness’ of the site.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

Figure 11: Policy extract from the NPPF relating to proposals which affect the greenbelt.

Conclusion

To conclude, the proposals and this type of building use on the application site is supported in both local and national policy.

Equestrian activities are appropriate in this type of rural setting, the key consideration is the location of the building to limit the negative effect the development could have on the 'openness' of the greenbelt. This is considered to have been done within the design.

It is thought that through the proposed height, shallow roof pitch and soft materials no perceptible negative effect is caused. Additionally, by keeping the proposals within a small 'ribbon of development' unnecessary 'sprawl' is mitigated.

Within Staffordshire Moorlands district the following similar applications have been approved recently:

- SMD/2019/0569 - Proposed Menage Arena for Private Use and the retrospective change of use of land from Agricultural to Agricultural with Equestrian Use.
- SMD/2019/0423 - Proposed stables x 3, a tack room and proposed menage.
- SMD/2018/0689 - New two box stable block and external store
- SMD/2016/0149 - Retrospective application for the erection of a stable block containing 2 stables and a separate stable block consisting of an equipment store (tack room) and a hay and fodder store, including change of use of the land for equestrian use
- SMD/2014/0103 - Two stables and tack room

For these reasons rehearsed it is considered that the application is appropriate re-development and should be **approved.**